

Symonds
& Sampson



Lower Catherston Road, Charmouth, Bridport

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Charmouth
Bridport
DT6 6LY

Detached three bedroom bungalow in need of refurbishment and modernisation with wonderful views over countryside to Charmouth and the sea.



- Country views to the sea
- Refurbishment opportunity
- Spacious accomodation
 - Mature garden
 - Garage & parking
- Plot approaching a third of an acre

Guide Price £675,000

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE DWELLING

This bungalow is a wonderful opportunity. The property sits above Charmouth looking out over the village with the sea views framed by countryside either side. The property itself was built in the 1970s and now is in need of updating and subject to obtaining the necessary planning consents could be enlarged further.

ACCOMODATION

The bungalow is conventionally arranged around a central hallway. The living room has a sitting area taking in the views to the front with double doors onto the garden and a focal point of a fireplace to one side. This flows through to a dining room that looks over the rear garden with a door to one corner into the kitchen. The principal bedroom lies to the front of the house with the two remaining bedrooms lie behind. All three bedrooms are served by a shower room and a WC. The property has UPVC double glazing.

OUTSIDE

The bungalow sits within a plot approaching a third of an acre, with the formal gardens lying to the front of the property taking in the views with a raised area of terrace

running two thirds of the width that makes a good entertaining area during the summer months. Steps lead down into the garden itself that are laid to lawn and enclosed by mature hedges and punctuated by mature tree and herbaceous borders. To one side there is a gated vehicular access with the driveway, laid to tarmac, that leads up to the side of the bungalow which provides plenty of parking and a turning area. Beside the bungalow there is an attached garage equipped with light and power with a workbench area to one end. To the rear of the bungalow there is a small conservatory beyond which the garden stretches back to a rear wall and is for the most part laid to lawn with further tree planting. There is also a vegetable patch with a summer house and a greenhouse running along a rear wall.

SITUATION

Charmouth is sited on the mouth of the River Char with shops, various hospitality outlets, a library, chemist and GP surgery. It also has a primary school. Good transportation links to the A35, bus transport connects to nearby Lyme Regis, Axminster, Bridport. Train services at Axminster connect to London Waterloo or Exeter. Regional airports are at Exeter, Bournemouth and Bristol.

DIRECTIONS

What 3 Words:
[///private.celebrate.weeks](http://private.celebrate.weeks)

SERVICES

Mains Electricity, Water & Drainage
Oil Fired Central Heating
Ultrafast Broadband is available
Mobile phone reception is available both indoors and outdoors
Local Authority: Dorset 01305 211970
Council Tax Band: E





Approximate total area⁽¹⁾

1425.15 ft²
132.4 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
<small>Environmental impact - lower ratings score better</small>			
101-110	A		
81-100	B		
61-80	C		76
41-60	D		
21-40	E	47	
1-20	F		
1-20	G		
<small>For energy efficient - higher ratings score better</small>			
<small>England & Wales</small>			
<small>EU Directive 2002/91/EC</small>			

Bridport/SVA/240724



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